127.0	0005	0029.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	860,800 / 860,800
					USE VALUE:	860,800 / 860,800
					ASSESSED:	860,800 / 860,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		MOULTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOULTON ROAD LLC
Owner 2:	
Owner 3:	
Street 1:	89 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SOUSA EDWARDO M & MARIA L -
Owner 2:	-
Street 1:	89 HATHAWAY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,434 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2393 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4434.000	468,000	5,700	387,100	860,800
Total Card	0.102	468,000	5,700	387,100	860,800
Total Parcel	0.102	468,000	5,700	387,100	860,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.79 | /Parcel: 359.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 82369
GIS Ref:
GIS Ref:
Insp Date: 06/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0005-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	468,300	5700	4,434.	387,100	861,100	861,100	Year End Roll	12/18/2019
2019	104	FV	364,900	5700	4,434.	387,100	757,700	757,700	Year End Roll	1/3/2019
2018	104	FV	359,400	5100	4,434.	342,900	707,400	707,400	Year End Roll	12/20/2017
2017	104	FV	337,100	5100	4,434.	287,600	629,800	629,800	Year End Roll	1/3/2017
2016	104	FV	337,100	5100	4,434.	287,600	629,800	629,800	Year End	1/4/2016
2015	104	FV	300,500	5100	4,434.	248,900	554,500	554,500	Year End Roll	12/11/2014
2014	104	FV	300,500	5100	4,434.	240,600	546,200	546,200	Year End Roll	12/16/2013
2013	104	FV	312,600	5100	4,434.	229,000	546,700	546,700		12/13/2012

!9891!

PRINT

Date	Time
12/11/20	00:17:10

LAST REV

Date	Time
06/29/18	08:54:31

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9891

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOUSA EDWARDO M	1455-22		6/25/2014	Convenience	1	No	No		
	934-169		6/1/1980		90,000	No	No		Y

USER DEFINED

Prior Id # 1:	82369
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/1996	527	Manual	10,000					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2018	Inspected	BS	Barbara S
4/5/2018	MEAS&NOTICE	CC	Chris C
12/23/2008	Measured	372	PATRIOT
1/14/2000	Inspected	264	PATRIOT
11/30/1999	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4434		Sq. Ft.	Site		0	70.	1.25	8									387,115						387,100	

Total AC/HA: 0.10179 | Total SF/SM: 4434 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 387,115 | Spl Credit | Total: 387,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	0.98000199
Adj $ / SQ:	187.804
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635921
Depreciation:	167883
Depreciated Total:	468038

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

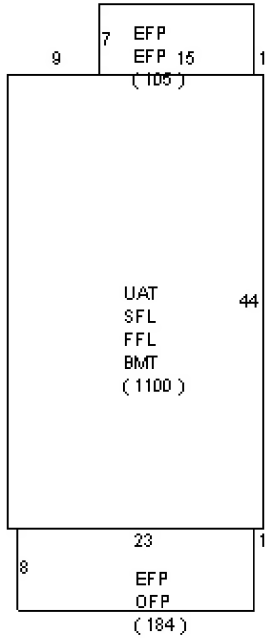
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	187.80
Special Features:	0	Val/Su Net:	112.69
Final Total:	468000	Val/Su SzAd	212.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	56.340	61,975
FFL	First Floor	1,100	187.800	206,584
SFL	Second Floor	1,100	187.800	206,584
EFP	Enclos Porch	394	33.450	13,180
UAT	Upper Attic	275	114.560	31,504
OFP	Open Porch	184	24.960	4,592

Net Sketched Area:	4,153			Total:	524,419
Size Ad	2200	Gross Are	4978	FinArea	2393

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 127.0-0005-0029.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X21	A	AV	1960	21.27	T	40	104			5,100			5,100
19	Patio	D	Y	1	9x17	A	AV	2000	4.70	T	15.2	104			600			600

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700